171.0	0005	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,027,000 / 1,027,000
					USE VALUE:	1,027,000 / 1,027,000
					ASSESSED:	1,027,000 / 1,027,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLEARY ELLEN M
Owner 2:	GRACEFFA SALVATORE
Owner 3:	
Street 1:	29 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Aluminum Exterior and 2744 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7812.000	563,400	5,500	458,100	1,027,000
Total Card	0.179	563,400	5,500	458,100	1,027,000
Total Parcel	0.179	563,400	5,500	458,100	1,027,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.27 /Parcel: 374.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	563,400	5500	7,812.	458,100	1,027,000		Year end	12/23/2021
2021	104	FV	538,000	5500	7,812.	458,100	1,001,600		Year End Roll	12/10/2020
2020	104	FV	538,100	5500	7,812.	458,100	1,001,700	1,001,700	Year End Roll	12/18/2019
2019	104	FV	413,800	5500	7,812.	458,100	877,400	877,400	Year End Roll	1/3/2019
2018	104	FV	409,300	5500	7,812.	405,700	820,500	820,500	Year End Roll	12/20/2017
2017	104	FV	383,900	5500	7,812.	340,300	729,700	729,700	Year End Roll	1/3/2017
2016	104	FV	383,900	5500	7,812.	340,300	729,700	729,700	Year End	1/4/2016
2015	104	FV	342,100	5500	7,812.	294,500	642,100	642,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUFOS GEORGE	1186-96		4/24/1998		239,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2021	974	Addition	90,000	O				
5/15/2007	334	Redo Kit	3,600					
9/9/2004	841	Manual	11,650					shingles

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7812		Sq. Ft.	Site		0	70.	0.84	8									458,050						458,100	

PRINT

Date	Time
12/30/21	16:38:02

LAST REV

Date	Time
10/25/21	11:26:24
danam	

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
6/14/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Measured	294	PATRIOT
11/10/2000	Inspected	264	PATRIOT
11/1/2000	Hearing N/C	153	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	113647
GIS Ref	
GIS Ref	
Insp Date	08/18/18

!13278!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PAT ACCT. 13278

Total AC/HA:	0.17934	Total SF/SM:	7812	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,050	Spl Credit		Total:	458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03265309
Const Adj.:	0.98696071
Adj $ / SQ:	183.454
Other Features:	126500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765460
Depreciation:	202081
Depreciated Total:	563379

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

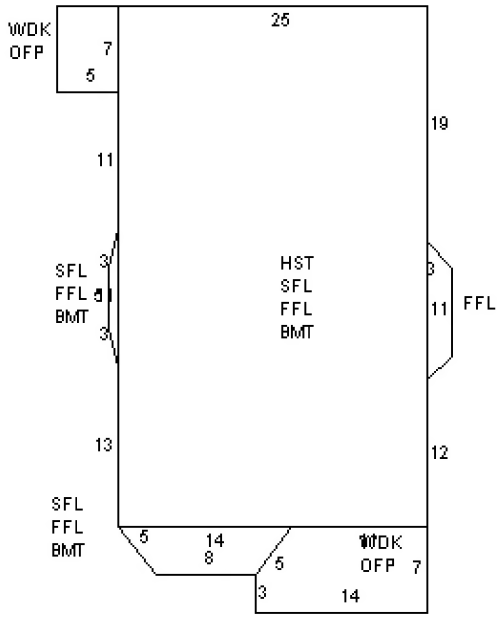
No Unit	RMS	BRS	FL
1	7	3	
1	5	1	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.80
Special Features:	0	Val/Su Net:	137.48
Final Total:	563400	Val/Su SzAd	205.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	183.450	205,285
BMT	Basement	1,100	55.040	60,540
SFL	Second Floor	1,100	183.450	201,799
HST	Half Story	525	183.450	96,313
OFP	Open Porch	127	29.110	3,697
WDK	Deck	127	13.690	1,739

Net Sketched Area:	4,098			Total:	569,373
Size Ad	2744	Gross Area	4623	FinArea	2744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X21	A	AV	1930	20.67	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc